



55 Heath Moor Drive
York YO10 4NQ

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£335,000

A much loved semi detached bungalow sat on a corner plot and surrounded by beautiful established gardens. With an already generous layout inside and scope to extend too, the property will appeal to many.

When entering the property you find a spacious lounge, kitchen, shower room and two well proportioned bedrooms, one with a dressing area which is a lovely addition to the space. The conservatory, off the 2nd bedroom, provides access to the garden.

The desirable location, garage and driveway offer further plus points to what is already a super property. Call Quantum for an early viewing on 01904 631631.

EPC Rating TBC
Council Tax Band C



Entrance

UPVC part glazed door leading into the lounge. Opening through to the kitchen. Loft hatch with drop down ladder.

Lounge

17'8 x 13;10 (5.38m x 3.96m;3.05m)

A bright and spacious room with UPVC window and radiator. Gas fire with surround and hearth. Opening through to the inner lobby.

Kitchen

10'10 x 6'9 (3.30m x 2.06m)

Fitted with wall and base units and coordinating worktops. Cooker with extractor hood above. Space for fridge freezer. Space and plumbing for dishwasher. Cupboard with storage and fuse box. Built in pantry cupboard. Radiator. UPVC window.



Inner lobby

Doors to further rooms.

Bedroom One

9'11 x 8'10 (3.02m x 2.69m)

Radiator. UPVC window.

Dressing Room to Bedroom One

8'10 x 8'5 (2.69m x 2.57m)

UPVC window. Radiator. Built in cupboard housing the boiler. Space and plumbing for washing machine.





Bedroom Two

11'1 x 10'8 (3.38m x 3.25m)

With built in wardrobes. Fitted wall cupboards. UPVC sliding doors into the conservatory. Radiator.

Conservatory

10'6 x 9'1 (3.20m x 2.77m)

Brick base with UPVC windows and double doors leading into the garden. Radiator.

Shower Room

5'11" x 5'8" (1.82 x 1.73)

Fitted with a three piece suite comprising; Shower cubicle, wash hand basin and toilet. Opaque UPVC window. Radiator.



Outside

To the front of the property is a beautifully presented garden with established trees and shrubs which run along the fence line of the plot. With steps up to front door and gated access to the rear garden.

The rear garden is a fantastic size offering plenty of space for a keen gardener. The summer house and shed are a great addition, along with the several patio areas. With mature shrubs and low level borders offering colour throughout the year, the garden has plenty of interest and character with lots of usable outdoor space and gated access to the rear driveway and side door to the garage.

The driveway is accessed to the rear of the property, providing off street parking.

Garage

21'6" x 9'1" (6.56 x 2.79)

With up and over door and side access door into the garden. Laid on with power and light.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

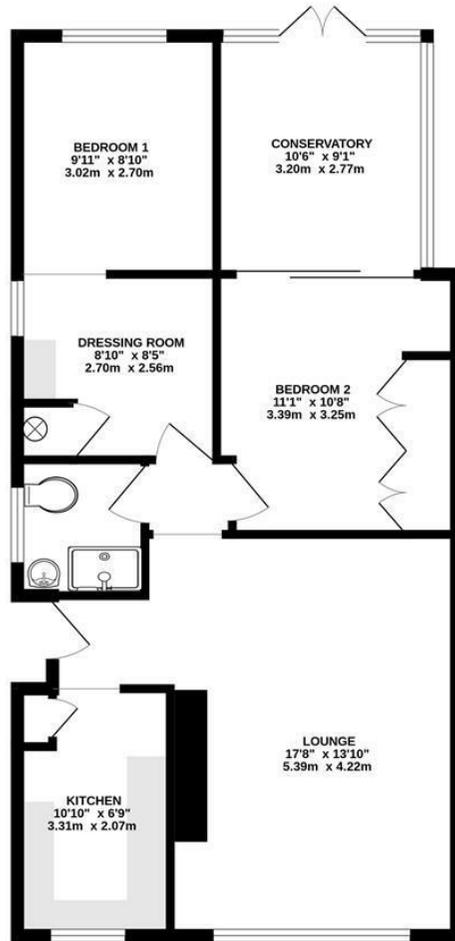
The property has a combi boiler which supplies the heating and hot water. The boiler is around 5 years old.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

The loft area is mainly boarded with drop down ladder and lighting.

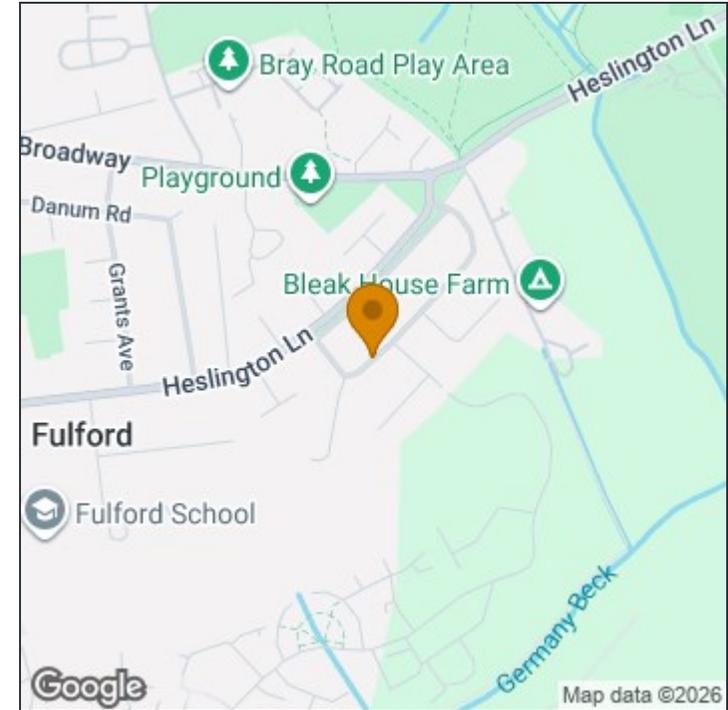


GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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